

COA # 2014-COA-302 (FP) 2014-COA-303 (FP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date AUG. 6, 2014
421 AND 423 S. PARK AVE. FLETCHER PLACE		NEW CASE
Applicant: TRINITY HART 4229 Broadway St. Mailing address: Indianapolis, IN 46205 Owner: Same		Center Township Council District: 19 Jeff Miller
PRELIMINARY REVIEW		
IHPC COA: 2014-COA-302 (FP) • Demolish house 2014-COA-303 (FP) • Demolish house		
STAFF RECOMMENDATION: No Recommendation – IHPC will make NO DECISION		

STAFF COMMENTS

What is a Preliminary Review?

The purpose of a preliminary review is to afford an applicant the opportunity to have a discussion with the Commission in a public forum. A preliminary review is not a public hearing. IHPC staff does not review the proposal and does not offer any recommendations. The applicant is responsible for providing any information he or she wishes the Commission to see.

Ground Rules for Preliminary Review

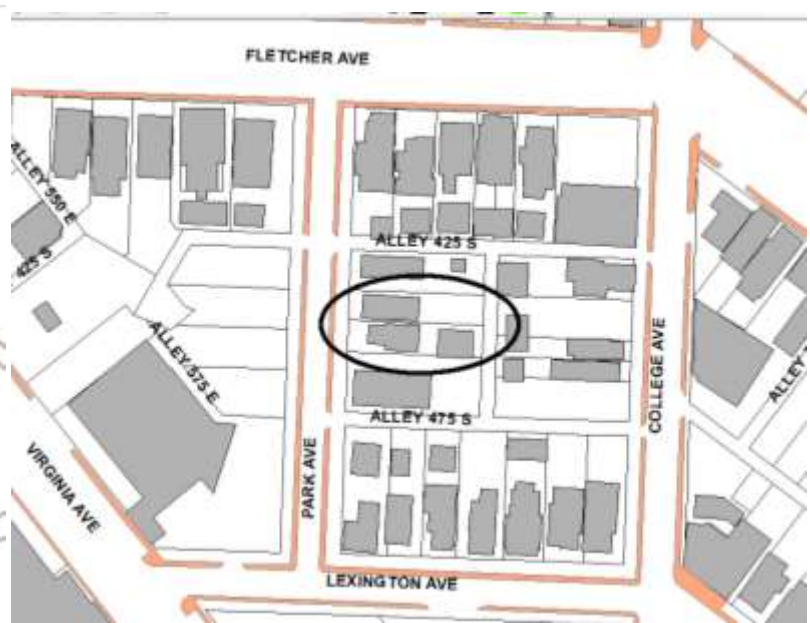
The IHPC has not adopted formal rules for preliminary reviews, so staff suggests following the format, based on previous preliminary reviews and draft rules presented to the commission at its most recent retreat:

1. Unless the Chair provides more time, the applicant will be given 20 minutes to discuss his or her matter with the Commission.
2. Commission members may ask questions, offer suggestions, and express concerns. However, neither the Commission nor individual Commission members are bound by any opinions expressed during a preliminary review.
3. The Chair may ask for public comments (not “support” or “opposition”), but is not required to do so.
4. The Commission shall take no vote, nor make any decisions with regard to the matters being discussed.
5. The Commission may continue the matter to a future meeting date for a de novo public hearing and may waive the need for additional public notice if it believes the public notice for the preliminary review was sufficient, or
6. If the matter is not continued to a future public hearing date, then at such time as the applicant asks the matter to be placed on a public hearing agenda, public notice shall be required in the same manner as a new application.

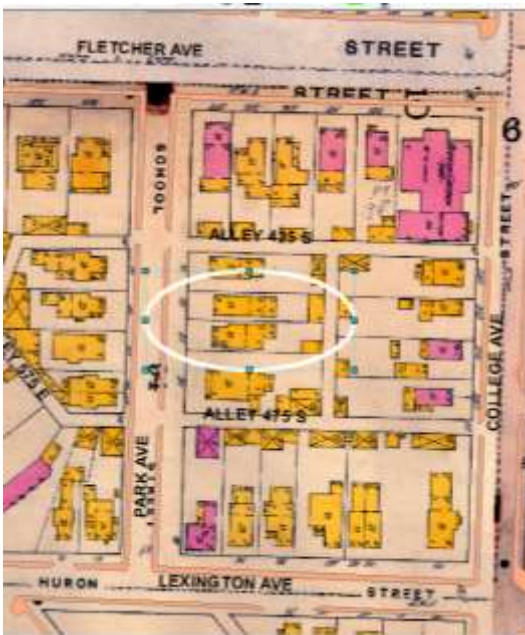
Request for Preliminary Review

The following documentation includes a narrative of the applicant’s history with the above two properties and her reasons for coming to the conclusion that these two properties should be demolished. At this time, the applicant has submitted photos of each property, a structural engineers report as well as comparable listings from the real estate market.

Staff Reviewer: Meg Purnsley



Location in Fletcher Place



1887 Sanborn Map



2013 Aerial Photo

Explanation submitted by the Applicant

The structures at 421 and 423 S. Park Avenue were purchase by Trinity Hart and Paul Frascella, respectively, in December of 2013. Holding a master's in Historic Preservation, Ms. Hart's intention upon purchase, was to rehabilitate the historic homes; using one as a personal residence and the other as a residence for a family member. After requesting quotes from nearly two-dozen contractors, it has become clear that rehabilitating either structure is not a viable option.

Each of the contractors said one of the following:

1. The structures cannot be saved and they would not be willing to put men in the buildings to attempt to stabilize them for fear of loss of life or limb.

- OR -

2. The cost to save the structure would far exceed the market value of home after construction.

Contractors that looked at the homes included, but not limited to: John Eaton, Don Williams, Revive Urban, IG Home Improvements, McCarty Brothers, Redevelopment Group, Jason Morgan, Ron Frazee, Brickey Construction, The Stenz Corp, Michael Boaz, David Jaeger, Construmax, Wright Works and Tom Michalic of Economical Contractors.

Other comparable homes in the neighborhood have fetched as high as \$270,000 in the last six months. Two listings currently for sale are included in the following pages as well as four recently sold comparable homes. The address, square footage, number of bedrooms and sale/list price are highlighted for your convenience.

Comparable properties, similar is square footage (approximately 2000-2200 square feet), and with 3 bedrooms, show that the market will not support a home for anything over roughly \$250,000-\$280,000. Therefore, it would be impossible to finance anything for over that amount. The estimates to save the current structures have come in between \$450,000 - \$550,000 each. These were verbal estimates, as no drawings or specs have been completed at this time. However, it would be possible to demolish the current structures and rebuild within the financial limits of comparable properties with a similar square footage as could be constructed at 421 and 423 S. Park Ave.

After obtaining the opinion of these numerous contractors, a structural engineer was hired to obtain a professional and licensed opinion of the condition of the homes. To paraphrase the report, Tim O'Rourke P.E., a Civil and Structural Engineer with H.P.H. & Associates, Inc. concludes that there is less than 20% of the structures than can even be salvaged. Therefore, in order to rehabilitate the homes, over 80% would be new materials. He points out that there would be a great financial burden if one attempted to save the building in that the cost to save would far exceed the cost to rebuild. Lastly, but possibly most importantly, he also observes that there would be a safety concern to those working in the structure during stabilization. The full report is attached.

RECEIVED

H. P. H. & Associates, Inc.

440 Ariens Avenue, Suite 2, Connersville, IN 47331 • Ph. (765) 825-7454 • Fax (765) 825-4633

Trinity Hart
4229 Broadway
Indianapolis, Indiana 46205
Cell: 317-657-8891
e-mail: trinityhart@hotmail.com

Date: 6-19-14

Attention: Trinity Hart

Subject: House inspection

On Tuesday June 17th 2014, I inspected two houses located at 421 and 423 South Park Avenue in Indianapolis per your request (see digital picture E-1). History: the two houses have not been lived in for approximately 20 years.

Observations:

1. The north house (painted yellow or gold) was completely gutted down to bare stud walls, ceiling joists and in some areas bare floor joists. The south house (partially painted white) for the most part had been gutted with the exception of a few interior walls and ceiling where the original plaster still remained. Neither house had any readily visible signs of insulation, electrical wiring, plumbing, or heating / cooling systems (HVAC). There was an abandoned, disconnected furnace in the south house.
2. The roofs on both houses had been replaced at some point in time. Remedial construction work had been performed in both houses at some point in time.
3. On the south house the mortar joints in the brick foundation wall had eroded away. The sill plate, sole plate, or bottom framing beam is rotten, due to the wet and drying process from rain and snow, over the years (see digital pictures 1 – 5).
4. On the north house, there has been an attempt to repair the deteriorated foundation and sill plate, sole plate and or bearing beam. New concrete block was laid up inside of the existing foundation walls. The two story load bearing walls are almost completely outboard of the concrete block (see digital pictures 7 – 10). Some of the flooring which still exists is dilapidated and rotten (see digital picture 6).
5. In both houses load bearing walls were constructed with no headers above windows or door openings (see digital pictures 11 – 13). On the west wall of the north house new window framing was installed with 2 x 4's used for headers and a jamb and jack stud used on only one side of the opening (see digital picture 14).
6. The exterior of both houses have dilapidated and rotten wood siding on them. Both houses have window and door openings with rotten exterior headers and sills (see digital

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pictures 16 – 22). Curved wood siding shows evidence of rotten sill boards, sole plates, wood base beam or foundation settlement or failure (see digital picture 20).

Conclusions:

1. Both houses would require completely new heating and cooling systems. Both houses would need to have new: insulation, electrical wiring, and plumbing installed.
2. The original roof systems on these two houses were sub-standard construction. These rafters did not bear on top of the wall with a bird's mouth notch in the rafter. The rafters bear on a 1 x 6 and do not occur at a ceiling joist. The ceiling joists extend over the wall for a short soffit. Some tie collars were installed on the existing rafters but not far enough below the ridge to substantially reduce the trust force that the low pitch rafters apply to the top of the wall (see digital picture 15).
3. With the mortar gone between the bricks water can enter the basement and due to freeze thaw cycles the structural integrity of the foundation has been compromised. Because the sole plate or bottom beam are rotten in many areas the stud walls do not bear on a solid material.
4. The new block foundations walls are probably not adequate to support the two story load bearing wall or retain the exterior soil due to their inboard location. These new concrete block foundation walls would require a substantial amount of vertical reinforcing steel to support the eccentric load applied from the wall and bending stress from the lateral earth pressure. Where open block cells can be seen there appears to be no vertical reinforcement steel placed in the wall. Also, the bottom bearing beam does not appear to have been designed to transfer the load from the two story load bearing walls to the new block walls (see digital pictures 7 – 10).
5. Because of the sub-standard original construction and the sub-standard remedial construction neither house could safely be jacked up off of the foundation in order to repair the foundations. Extensive bracing and new wall opening framing (jamb, jack studs, window & door headers) would have to be installed before it would be feasible to attempt to jack up the two houses.
6. These two houses have been taking in water for years and has caused many critical framing members to rot. Most of the existing wood siding would not be reusable for new weather tight construction.

Just about any building or structure can be repaired if money is available. However, there is a point where it becomes cost prohibitive. In other words, the money required to repair the building would greatly exceed the value of the rehabilitated structure. These two houses would require more money to properly repair them than they would ever be worth. There is probably less than 20 % of the original framing material (including the wood siding) left that could be salvaged for new construction.

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Both of these houses are structurally unstable, to resist vertical and lateral loads, in the current state because of the following: the houses have been gutted and are in dilapidated state, missing or un-sheathed interior walls which brace exterior walls, no plaster and lath on the interior to brace the exterior load bearing stud walls, absence of window and door headers, the first floor, second floor, and ceiling diaphragms are interrupted or no longer exist without sub-flooring on the floor joist and plaster and lath on the ceiling joists, and deteriorated foundations.

Recommendations:

These two houses should be torn down and new houses with completely new foundations be built to replace them.

(OR)

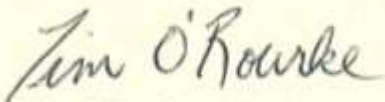
The houses should be torn down and the basements, including any concrete, rock, brick or block be removed and replaced with compacted engineered fill, capped with a top layer of top soil and grass sown on the lots. Any hazardous materials should be removed and properly disposed.

More specific details, drawings, and structural analysis and design can be made upon request.

Please note that this report covers only a visual inspection of the existing wood framing. No structural analysis of the original wood framed houses was performed. Also, excluded from this investigation are mechanical, electrical, life safety (egress) and other similar type items.

Please, don't hesitate to contact me if any further assistance is required

Sincerely,



Tim O'Rourke P.E.
Structural Engineer H.P.H. & Associates, Inc.

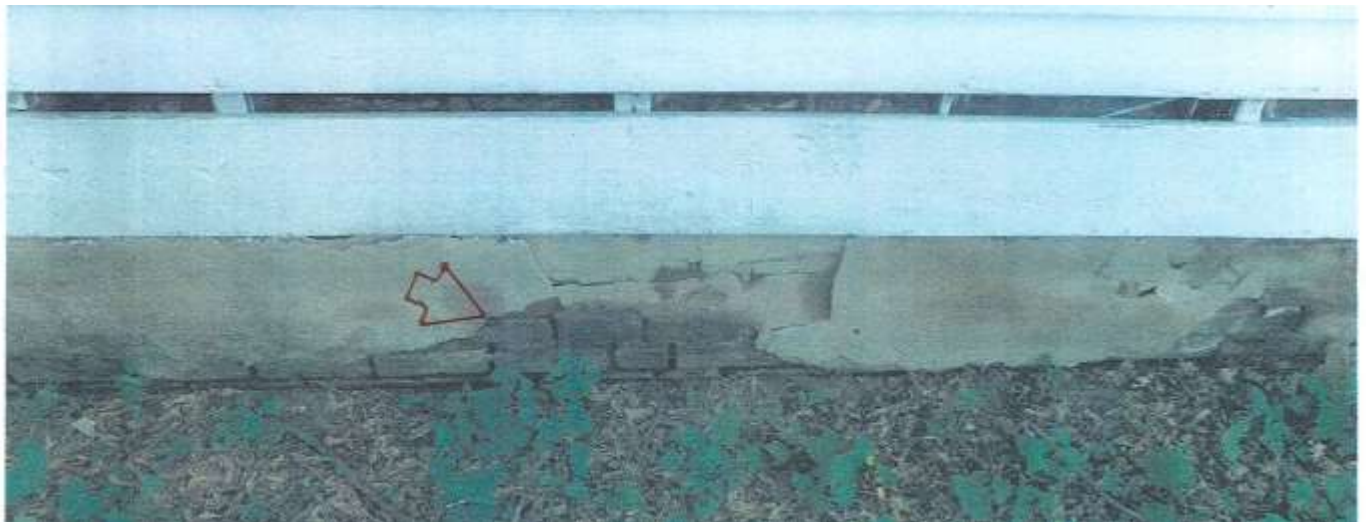


6-19-14

JUL 03 2014

Photos submitted by Applicant





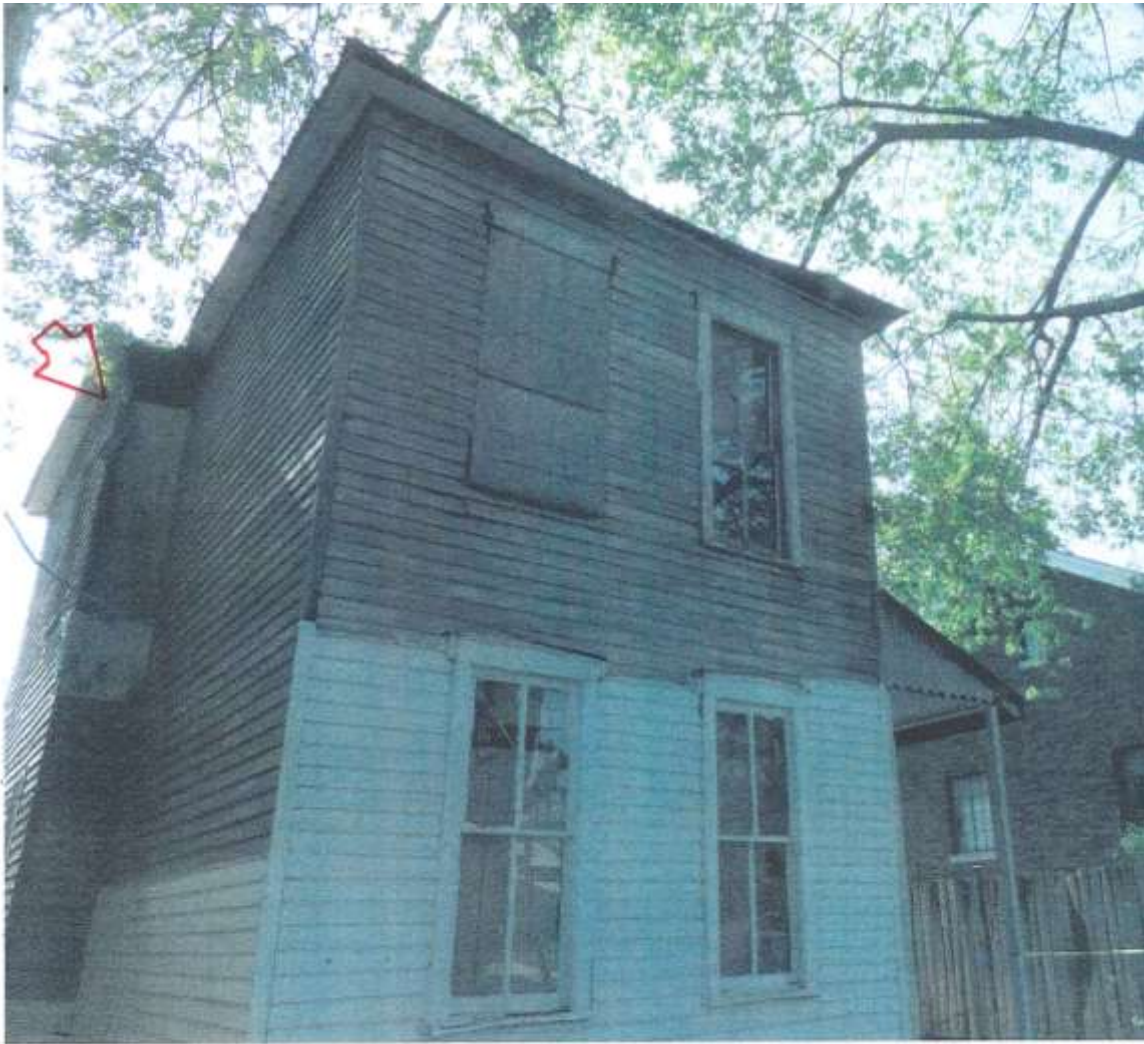


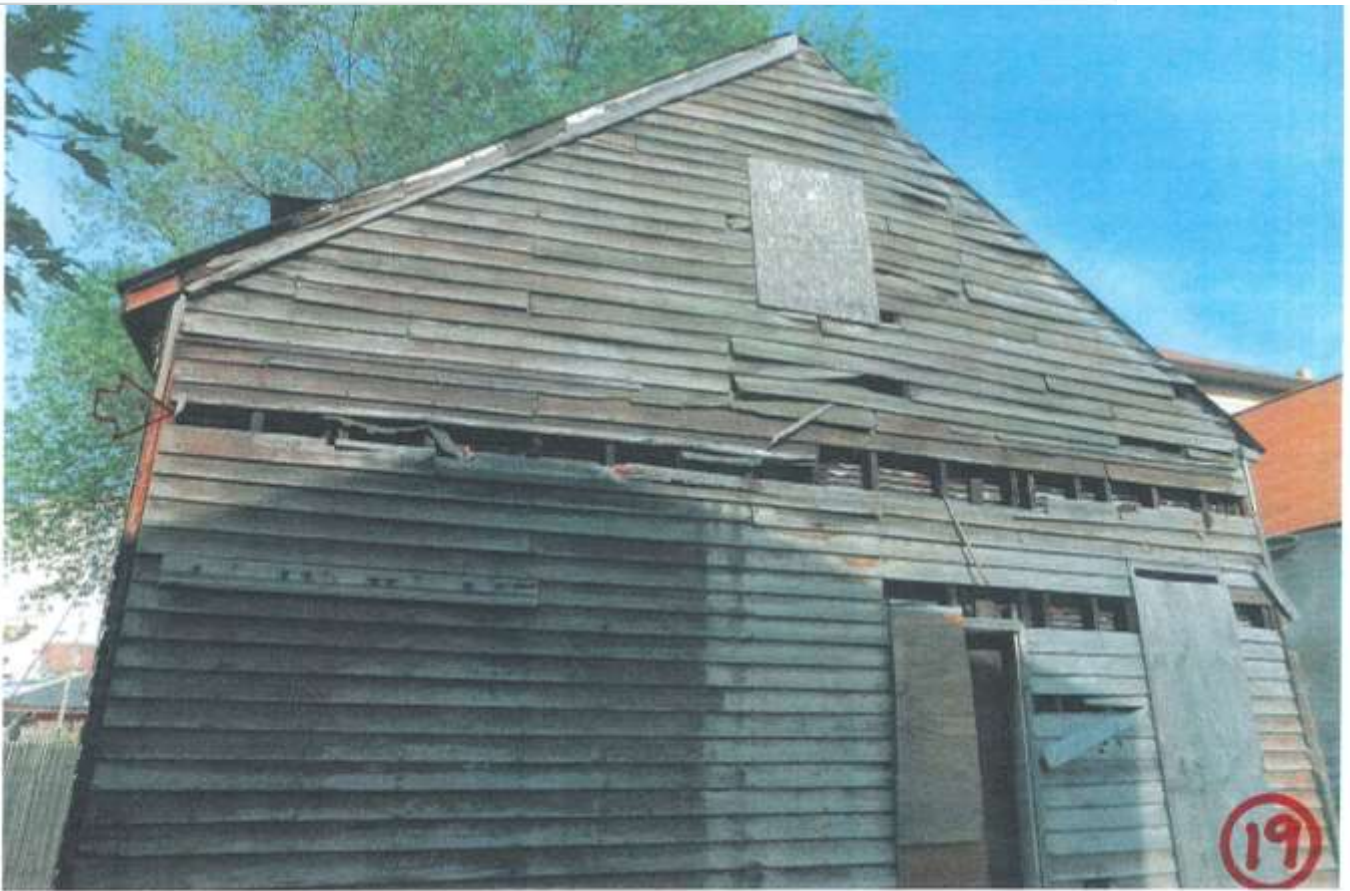
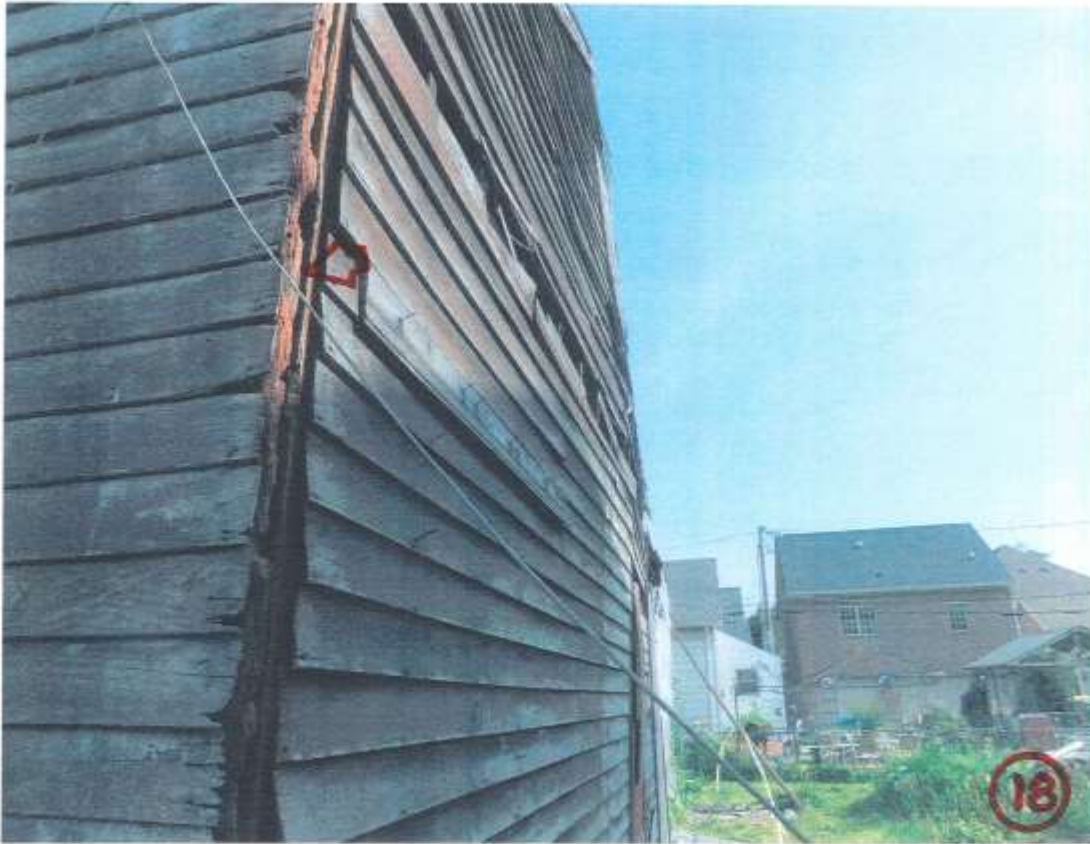
















Currently for Sale



Residential/Condo Media: 21
 BLC#: 21299373 RES Status: Active Area: 4913-Marion - Center Se **LP: \$299,500**
566 FLETCHER AVE Lt: 39.7615 Ln: -86.1471 Map:
 Town: INDIANAPOLIS Twp: Center Se Zip: 46203 County: Marion
 Legal: 40FT X 148FT E OF 100FT S Sec: Lot: 510 School: Indianapolis Public Schools
 Tax ID: 491112223017000101 Multi-Tax ID: Solid Waste: Y Semi-Tax: \$1,430
 Subdiv: 40FT X 148FT E OF 100 Tax Exempt: HmTxEx Tax Yr Due: 2014
 Builder/Project/Contractor: Const.Stage: Yr Built: 1910 Est.Comp.Date:

Loc:

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	15x11	M	C	N	Master:	15x15	U	C	Y
Family Rm:	15x15	M	C	N	2nd:	15x12	M	C	Y
Great Rm:					3rd:	15x9	U	C	Y
Dining:					4th:				
Kitchen:	12x12	M	T	N					
Brkfst Rm:	8x5	M	T	N					
Office:	9x8	M	C	N					

Rooms: 8 **Bd: 3**
 Floor#: Unit Entry Level:
 Levels: 2 Levels
 Baths: 3
 Parking: 2

Bas: Y/Unfinished

Foundation: Basement-Brick, CrawlBr Gar: N / NONE / GPKST

SqFt	FBHB
Upper: 880	Upper Bth: 1 0
Main: 1,104	Main Bth: 1 1
Approx M/U Total: 1,984	Basmt Bth: 0 0
Basement: 576	Total: 2 1
Approx M/U & CELLR: 2,560	
% Finished Basement: 0-25%	DOM: 12
Source: Assessor	CDOM: 12

Directions

566 Fletcher Ave between East St and College Ave

Property Description

CLOSE TO EVERYTHING with many options. Updated throughout. 3BR, one main level, 2 up. Master up with large mbath/ tub & sep. shower. 3 Full baths, 2 up & one main level. Updated kitchen with room to add an island. Lots of cabinets and counter space and built in pantry. Main level laundry. Furnace is 6 yrs old and AC is 4. Close to COLTS/PACERS/downtown work locations/Fountain Square. Easy access to the Interstate to get anywhere. Ready for you to personalize.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Preliminary Title work through First American Title Co 317-881-7200. 2013 taxes with Homestead were 762 each installment.

Life Style: Detached		Arch Style: TradAmer		Description	
Master BR: DblSinks, FullTub, FullShrStl				Exterior: Wood	
Appl: Dryer, GrbgDispsl, Microwave, O/RElec, Refrigeratr, Washer				Areas: FamilyRoom, LaundryRm	
Equip: SmokeAlarm				Porch: PorchOpen	
				Eating Area: BrkfstRoom, EatInKitch, KitUpdated, Pantry	
				Interior Amen: B/inBkShlv, CellRaised, WdWkPaintd	
Lot Info:				Exterior Amen: StoragShed	
Lot Size: 40x148		Acres: <1/4 Acre		# of Acr: 0.14	
Heating: ForcedAir		Fuel: Gas		Condo Description:	
Cooling: CentrlElec		Water Htr: Gas		Utilities	
Utility Option: CableAvail				Primary Water Src: MunWtrConn	
				Primary Sewage Disp: MunSwrConn	

Financial/Association Information

Poss Finng: Conventnl, FHA, ICON Ownshp Int: NoAssoc Fee Pd: Fee Amt:

Office Information

TUCK16 : F.C. Tucker Company OP: 317-888-3311 OF: 317-887-8970 Fdbk Email: JohnWithTucker@comcast.net
 LAgt: 20208 : John LaVine Pref: 317-888-3311 PF: 317-524-0612 Show: 317-955-5555 Fdbk: 317-216-4057
 Team Name: Hm: 317-402-5861 Ofc Ext: 0 Cell: VM: 317-216-4057
 CoAgt/Asst: Pref: Type: Exclusive Right to Sell Dir: 317-402-5861 Toll:
 Con1: Poss: Negotiable Var: N Pager:
 Con2: ApptCenter Auction Lic#: LD: 06/20/2014 BAC: %3.5
 Disc: Disc Other: HISTD,MEDIA XD: Entry Date: 06/20/2014
 Insp/Warr: Not Applicable Dir Solicit: N Show: Y 06/23/14 WD: Chg Date: 06/25/2014

Requested by: Trinity Hart

Information Deemed Reliable But Not Guaranteed. (c) MISOR 2003-2014

Wednesday, July 2, 2014 1:39 PM

Currently For Sale



Residential/Condo Media: 21

BLC#: 21298589 RES Status: Active Area: 4913-Marion - Center Se LP: \$244,900
 615 FLETCHER Lt: 39.7609 Ln: -86.1465 Map: South 4 East 6
 Town: INDIANAPOLIS Twp: Center Se Zip: 46203 County: Marion
 Legal: FLETCHERS Sec: Lot: 496 School: Indianapolis Public Schools
 Tax ID: 491112203035000101 Multi-Tax ID: Solid Waste: Y Semi-Tax: \$937
 Subdiv: FLETCHERS Tax Exempt: HmTxEx, MorTaxEx Tax Yr Due: 2013
 Builder/Project/Contractor: Const.Stage: Yr Built: 1900 Est.Comp.Date:

Loc:

Rooms: 6 Bd: 2

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	15x14	M	H	Y	Master:	15x15	U	C	Y
Family Rm:					2nd:	18x11	U	C	Y
Great Rm:					3rd:				
Dining:					4th:				
Kitchen:	18x14	M	H	Y					
Brkfst Rm:									
Den/Library:	15x10	M	H	Y					

Floor#: Unit Entry Level:
 Levels: 2 Levels
 Baths: 3
 Parking:

Bas: Y/Cellar

Foundation: Basement-Brick

SqFt	FBHB
Upper: 834	Upper Bth: 2 0
Main: 834	Main Bth: 0 1
Approx M/U Total: 1,668	Bsmt Bth: 0 0
Basement: 417	Total: 2 1
Approx M/U & BSMNT: 2,085	
% Finished Basement: 0-25%	DOM: 15
Source: Assessor	CDOM: 15

Frplc: 1 / Den/Library

Gar: Y / 2CDTC / REARL

Directions

South on East Street, east on Fletcher to home on southside of street, just before College Ave.

Property Description

Truly a wonderful place to live-Fletcher Place. Walk to restaurants and shops. This recently renovated home has hardwood flooring, 2 full and one half bath. Newer kitchen w/maple cabinets, newer dual furnace and air, water heater. Totally functional 2 car garage. Private patio between house and garage. Newer siding on rear of house. Pedestal sink, architectural features include original door hardware, solid wood pocket doors, corinthian style columns.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

The best of the old and the convenience of new. Preliminary title work thru Title Services. Common wall docs, LBP, Sellers Disclosure & warranty online. www.fletcherplace.org

Description

Life Style: Attached Arch Style: Historic
 Master BR: FTub w/Shr
 Appt: Dishwasher, GrbgDispl, O/RGas, RangeHdFan, Refrigeratr

Equip:SmokeAlarm

Exterior: Wood
 Areas: DenLibrary, GreatRoom, LndryInBsmt
 Porch: PatioOpen, PorchCovrd
 Eating Area: CntrIsland
 Interior Amen: CellRaised, HrdwdFloor

Lot Info: NotInSubdv, Sidewalks, TreeMature, StrtLights
 Lot Size: 20 x 126 Acres: <1/4 Acre # of Acr: 0.18

Exterior Amen: FenceFullR

Condo Description:

Utilities

Heating: DualSystem, ForcedAir	Fuel: Gas	Primary Water Src:	MunWtrConn
Cooling: CellPadFan, CentrElec	Water Htr: Gas	Primary Sewage Disp:	MunSwrConn
Utility Option: CableAvail, GasConn			

Financial/Association Information

Poss Fincg: Conventnl, ICON Ownshp Int: Party Wall Agreement Fee Pd: Fee Amt:

Fee Includes:

Office Information

TUCK06: F.C. Tucker Company	OP: 317-849-5050	OF: 317-577-5486	Fdbk Email: sarahhuff@talktotucker.com
LAgt: 1900: Sarah Huff	Pref: 317-849-5050	PF:	Show: 317-955-5555 Fdbk: 317-849-5050
Team Name:	Hm: 317-431-0644	Ofc Ext: 0	Cell: 317-431-0644 VM: 317-431-0644
CoAgt/Asst: 5226 Patti Haney Richey	Pref: 317-849-5050	Type: Exclusive Right to Sell	Dir:
Con1:		Poss: Negotiable	Var: N
Con2:		Auction Lic#:	LD: 06/17/2014
Disc:	Disc Other: DEFNN,ONFIL		XD:
Insp/Warr: Not Applicable		Dir Solicit: N Show: Y 06/17/14	WD:
			BAC: %3.5sp
			Entry Date: 06/17/2014
			Chg Date: 06/18/2014

Requested by: Trinity Hart

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2014

Wednesday, July 2, 2014 1:40 PM

recently SOLD



Residential/Condo Media: 24

BLC#: 21272376 RES Status: Sold

Area: 4913-Marion - Center Se

SP: \$200,000

LP: \$212,000

609 E McCarty ST

Lt: 39.7500 Ln: -86.1479

Map:

Town: Indianapolis

Twp: Center Se

Zip: 46203

County: Marion

Legal: McKernan & Pierce & Yat

Sec: 3

Lot: 100

School: Indianapolis Public Schools

Tax ID: 491112182038000101

Multi-Tax ID:

Solid Waste: Y

Semi-Tax: \$897

Subdiv: McKernan & Pierce & Ya

Tax Exempt: HmTxEx, MorfTaxEx

Tax Yr Due: 2013

Builder/Project/Contractor:

Const.Stage:

Yr Built: 1890

Est.Comp.Date:

Loc:

Rooms: 8 Bd: 3

SqFt	FBHB
Upper: 0	Upper Bth: 0 0
Main: 1,518	Main Bth: 2 0
Approx M/U Total: 1,518	Bsmt Bth: 0 0
Basement: 1,518	Total: 2 0
Approx M/U & BSMNT: 3,036	
% Finished Basement: 0-25%	DOM: 50
Source: Assessor	CDOM: 188

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	13x11	M	C
Family Rm:	15x13	M	H	2nd:	11x09	M	C
Great Rm:				3rd:	09x08	M	H
Dining:	13x13	M	H	4th:			
Kitchen:	13x09	M	T				
Brkfst Rm:	6x5	M	T				

Floor#: Unit Entry Level:

Levels: 1 Level

Baths: 2

Parking:

Bas: Y/Unfinished

Foundation: Basement-Block

Frplc: 1 / FamilyRm, FPinsert, GasLog,

GasStarter

Gar: Y / 2CDTC / GROPN, REARL

Directions

EAST STREET TO MCCARTY. EAST TO HOME ON RIGHT.

Property Description

A spectacular blend of vintage character & modern convenience! Original hrdwd floors, historic transom frames, claw-foot tub, 9ft clngs throughout, high efficiency furnace & more! Great wrap-around front porch. Spacious living room w/frplc wired for surround speakers. Eat-in kitchen w/lots of cabinet space. Master ste w/skylight, attached bath & large closet. 3rd bdrm has French doors. Basement full of potential. Oversized garage w/half bath/storage. Stamped concrete patio w/outdoor speakers.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Garage heating ready w/half bath. 890 SF w/workshop. Basement is 1518 SF as well. Excludes: Hanging garage lights, TV and bracket in kitchen, metal train track, refrigerator, microwave washer/dryer. Preliminary title work via Chicago title. Home rebuilt foundation up. Must See!

Description

Life Style: Detached Arch Style: TradAmer

Master BR: FTub w/Shr, WalkinClos

Appl: Dishwasher, GrbgDispsl, O/RGas, RangeHdFan

Equip:NetworkRdy, SecAlrmPd, SmokeAlarm

Exterior: WoodBrick

Areas: FamilyRoom, LndryRmMn, Office, OthrBdMain

Porch: PorchCovrd, WrapPorch

Eating Area: BrkfstRoom, EatInKitch, FormalDR, Pantry

Interior Amen: CeilRaised, HrdwdFloor, Skylights, WalkinClos

Lot Info: Sidewalks, StrtLights

Lot Size: .10

Acres: <1/4 Acre

of Acr: 0.10

Exterior Amen:

Condo Description:

Utilities

Heating: ForcedAir

Cooling: CentrlElec

Utility Option: CableAvail, GasConn, HighSpdAvl

Fuel: Gas, Electric

Water Htr: Gas

Primary Water Src:

MunWtrConn

Primary Sewage Disp:

MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA

Fee Includes:

Ownshp Int: NoAssoc

Fee Pd:

Fee Amt:

Office Information

TUCK17: F.C. Tucker Company

LAgt: 23800: Kelly Dather

Team Name: Kelly Dather Real Estate Group

CoAgt/Asst: 32763 Thomas Galovic

Con1:

Con2:

Disc:

Disc Other: MEDIA

Insp/Warr: Not Applicable

OP: 317-570-3800

Pref: 317-476-5805

Hm: 317-496-9308

Pref: 317-564-7100

OF: 317-570-3810

PF: 317-524-0691

Ofc Ext: 0

Type: Exclusive Right to Sell

Poss: AIClosing

Auction Lic#:

Dir Solicit: N Show: Y 01/23/14

Pending/Sold Information

SA: 18835 Angelica Plesner

SO: EZST01 Easy Street Realty

Fdbk Email: tgalovic@talktotucker.com

Show: 317-955-5555

Cell: 317-496-9308

Dir:

Var: N

LD: 01/23/2014

XD: 07/24/2014

WD:

Fdbk: 317-476-5805

VM: 317-363-2266

Toll:

Pager:

BAC: %3.5

Entry Date: 01/23/2014

Chg Date: 03/14/2014

Sold Terms: Conventnl

CC/Buyers Asst: \$1,000

SD: 0

DP: 01/28/2014

Est DC: 03/14/14

DC: 03/14/2014

Requested by: Trinity Hart

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2014

Wednesday, July 2, 2014 2:14 PM

Recently SOLD



Residential/Condo Media: 24

BLC#: 21285691 RES Status: Sold

Area: 4913-Marion - Center Se

SP: \$190,000
LP: \$205,000

922 S NOBLE ST

Lt: 39.7546 Ln: -86.1474 Map:

Town: INDIANAPOLIS

Twp: Center Se

Zip: 46203

County: Marion

Legal: McKERNAN & PIERCE & YANDE

Sec:

Lot: 24

School: Indianapolis Public Schools

Tax ID: 491112162026000101

Multi-Tax ID:

Solid Waste: Y Semi-Tax: \$856

Subdiv: McKERNAN & PIERCE

Tax Exempt: HmTxEx, MortTaxEx, OtherTxEx Tax Yr Due: 2013

Builder/Project/Contractor:

Const.Stage:

Yr Built: 1882 Est.Comp.Date:

Loc:

Rooms: 9 Bd: 3

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	15X13	M	H	Y	Master:	15X12	U	C	Y
Family Rm:	13X13	U	H	Y	2nd:	14X11	U	H	Y
Great Rm:					3rd:	13X11	U	H	Y
Dining:	15X15	M	H	Y	4th:				
Kitchen:	17X13	M	H	Y	Workshop:	24X9	M	H	Y
Brkfst Rm:					Bas:	Y/Cellar			
Den/Library:	14X9	M	H	Y					

SqFt		FBHB
Upper:	1,110	Upper Bth: 1 0
Main:	1,335	Main Bth: 1 0
Approx M/U Total:	2,445	Bsmt Bth: 0 0
Basement:	555	Total: 2 0
Approx M/U & CELLR:	3,000	
% Finished Basement:	0-25%	DOM: 101
Source: Assessor		CDO: 101

Frp/c: 1 / LivingRoom, WoodBurn

Gar: Y / 2CDTC / GROPN, REARL,STORG

Directions

South on East St from downtown, to McCarty St (opposite Lilly); turn east on McCarty, take second right to turn south onto Noble, home will be on your right near the end of the block.

Property Description

Well-loved Victorian home in Holy Rosary-Fletcher Place neighborhood. Gloriously refinished hardwood floors, spacious eat-in kitchen w/ potbelly stove, wet bar, and walk-in pantry; wonderful workshop/artist studio w/ skylights and laundry facilities. French doors lead into living room, dining room, and office; built-ins in living room, master, and upstairs family room. Front porch to swing, back deck to entertain, and two car garage! Blocks away from Lilly, Cultural Trail, and Fountain Square!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Home is in probate, no seller's disclosure. Marketed as-is, but home shows pride of ownership, many recent updates, and new furnace installed 11/13.

Description

Life Style: Detached **Arch Style:** TwoStory, Victorian **Exterior:** Wood
Master BR: FTubSepShr, WalkinClos, WhirlpTub **Areas:** DenLibrary, FamilyRoom, FormalLvRm, FoyerLarge, Workshop
Appl: Dishwasher, Dryer, GrbgDispsl, Microwave, OVRGas, RangeHdFan, **Porch:** DeckMain, PorchCovrd
Refrigratr, RefrigBar, Washer **Eating Area:** EatInKitch, FormalDR
Equip:StDshNoCtr, SmokeAlarm, WetBar **Interior Amen:** AtticAcces, BlInBkShlv, CellRaised, Skylights, WetBar
Lot Info: Sidewalks, StormSewer, StrtLights, TreeMature **Exterior Amen:** FenceFullR
Lot Size: 30x147 **Acres:** <1/4 Acre **# of Acr:** 0.10 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrlElec, CeilPadFan **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableAvail, GasAvail

Financial/Association Information

Poss Fincg: Conventnl, FHA, ICON, VA **Ownshp Int:** NoAssoc **Fee Pd:** **Fee Amt:**
Fee Includes:

Office Information

TUCK10: F.C. Tucker Company **OP:** 317-259-6000 **OF:** 317-252-4663 **Fdbk Email:** tclinch@talktotucker.com
LAgt: 33051-Joseph Clinch **Pref:** 317-607-8444 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-607-8444
Team Name: **Hm:** 317-607-8444 **Ofc Ext:** 0 **Cell:** 317-607-8444 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toil:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 11/18/2013 **BAC:** %3.5
Disc: Probate **Disc Other:** NOREQ,ASIS,DEFNN **XD:** 05/18/2014 **Entry Date:** 11/18/2013
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 11/18/13 **WD:** **Chg Date:** 03/03/2014

Pending/Sold Information

SA: 29891 Kyle Peckinpaugh **SO:** TUCK10 F.C. Tucker Company **Sold Terms:** ICON **DP:** 02/05/2014
Circumstances re Sale: \$7,000 reduction in original purchase price in lieu of repairs. **CC/Buyers Asst:** \$2,500 **Est DC:** 02/28/14
SD: 0 **DC:** 02/28/2014

Requested by: Trinity Hart

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2014

Wednesday, July 2, 2014 2:14 PM

recently **SOLD**



Residential/Condo Media: 24 <http://tourfactory.com/1138473>
BLC#: 21282666 **RES** **Status:** Sold **Area:** 4913-Marion - Center Se
917 GREER ST **Lt:** 39.7547 **Ln:** -86.1480 **Map:**
Town: INDIANAPOLIS **Twp:** Center Se **Zip:** 46203 **County:** Marion
Legal: MC KERNAN & PIERCE & YAND **Sec:** **Lot:** 40 **School:** Indianapolis Public Schools
Tax ID: 491112182007000101 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$1,397
Subdiv: MC KERNAN & PIERCE **Tax Exempt:** HmTxEx **Tax Yr Due:** 2014
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1887 **Est.Comp.Date:**

SP: \$266,000
LP: \$275,000

Loc:

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:	15x14	M	H	Master:	15x11	U	C
Family Rm:	14x14	M	H	2nd:	13x12	U	C
Great Rm:				3rd:	12x09	U	C
Dining:	16x13	M	H	4th:			
Kitchen:	16x14	M	H	FinAttic:	25x11	U	C
Brkfst Rm:	10x10	M	H	DenLibrary:	15x10	M	H
BonusRoom:	16x14	U	C	SittingRoom:	15x11	U	C

Rooms: 13 **Bd:** 3

Floor#:

Unit Entry Level:

Levels: 3 Levels

Baths: 3

Parking:

Bas: Y/Cellar

Foundation: Basement-Brick

SqFt		FBHB
Upper:	1,543	Upper Bth: 2 0
Main:	1,631	Main Bth: 1 0
Approx M/U Total:	3,174	Bemt Bth: 0 0
Basement:	584	Total: 3 0
Approx M/U & CELLR:	3,758	
% Finished Basement:	0-25%	DOM: 28
Source: Assessor		CDOM: 28

Frplc: 0

Gar: Y / 2CDTC / FINGR, GROPN,WORKS

Directions

On McCarty Street between Virginia Avenue and East Street. Turn south onto Greer Street. Home is on the east side of the street at number 917.

Property Description

Classic details combine with modern conveniences in this wonderful three-story home. Remodeled kitchen has custom cabinetry, apron front sink, stainless appliances, center island & breakfast bar. Master suite w/sitting room, walk-in closet, clawfoot tub & separate shower. Bonus room w/kitchenette. Third level has a large room that could be an office/bedroom. Updates: roof, electrical, plumbing, water heater, furnace, air conditioner & more! New two-story detached garage w/upper level workshop.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

No offer or inspection deadlines on Sundays. Preliminary title work has been ordered thru Chicago Title, 48 N Emerson Ave. 1 year Warranty enrolled with Residential Warranty Services at a cost to seller of \$435 with a \$75 deductible. Excluded: stained glass windows in the kitchen. Third level finished attic area included in second level square footage.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Vinyl
Master BR: DblSinks, FTubSepShr, SittingRm, SplitBedRm, WalkinClos **Areas:** BonusRoom, DenLibrary, DblSinksMn, FamilyRoom, FormalLvRm
Appl: Dishwasher, GrbgDispl, Microwave, O/RGas, Refrigratr
Equip: SecAlrmPd, SmokeAlarm, WtrSftnPd
Porch: PorchCovrd, PatioOpen
Eating Area: BrkfstBar, FormalOR, CntrIsland
Interior Amen: CellRaised, HrdwdFloor, Skylights, WalkinClos, WdWkStaind, WinVinyl
Exterior Amen: FenceFullR, FencePrvcy
Lot Info: NoInSubdv, TreeMature
Lot Size: 30x147 **Acres:** <1/4 Acre **# of Acr:** 0.10
Condo Description:

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrlElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: GasConn

Financial/Association Information

Poss Finng: Conventnl, ICON, FHA, VA **Ownshp Int:** NoAssoc **Fee Pd:** **Fee Amt:**
Fee Includes:

Office Information

DBTM01: DAVID BRENTON'S TEAM **OP:** 317-882-7210 **OF:** 317-888-7201 **Fdbk Email:** david@thebrentonteam.com
LAgt: 7208: David Brenton **Pref:** 317-213-1200 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-883-7210
Team Name: **Hm:** **Ofc Ext:** 0 **Cell:** 317-213-1200 **VM:** 317-883-7281
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:** 888-882-7210
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: 00934559 **Auction Lic#:** 1168 **LD:** 03/31/2014 **BAC:** %3
Disc: **Disc Other:** MEDIA **XD:** 12/31/2014 **Entry Date:** 04/01/2014
Insp/Warr: Warranty Homebuyers **Dir Sollicit:** N **Show:** Y **04/01/14** **WD:** **Chg Date:** 06/16/2014

Pending/Sold Information

SA: 7325 Joan Lonnemann **SO:** TUCK09 F.C. Tucker Company **Sold Terms:** Conventnl **DP:** 04/28/2014
CC/Buyers Asst: \$0 **Est DC:** 06/13/14
SD: 0 **DC:** 06/13/2014

Requested by: Trinity Hart

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2014

Wednesday, July 2, 2014 2:14 PM

EXCELLENT SOLD



Residential/Condo Media: 21

BLC#: 21270633 RES Status: Sold
906 GREER ST

Area: 4913-Marion - Center Se
Lt: 39.7551 Ln: -86.1487

SP: \$270,000
LP: \$299,000

Town: INDIANAPOLIS
Legal: DUMONTS SUB L3 OL100

Twp: Center Se
Zip: 46203
Sec: Lot: 4

Map:
County: Marion
School: Indianapolis Public Schools

Tax ID: 491112165007000101

Multi-Tax ID:

Solid Waste: Y Semi-Tax: \$1,572

Subdiv: DUMONTS SUB L3 OL1

Tax Exempt: HmTxEx

Tax Yr Due: 2013

Builder/Project/Contractor:

Const.Stage: Resale Yr Built: 1890

Est.Comp.Date:

Loc:

Approx. Room Sizes/Descriptions

L F W				L F W				Floor#:		
Living:	20x14	M	H	Y	Master:	21x14	U	H	Y	Unit Entry Level:
Family Rm:	14x11	M	H	Y	2nd:	11x11	M	H	Y	Levels: 2 1/2 Levels
Great Rm:	27x14	M	T	Y	3rd:	14x13	U	H	Y	Baths: 4
Dining:	14x14	M	H	Y	4th:					Parking:
Kitchen:	16x11	M	T	Y	Rec/PlayRm:	36x14	U	H	Y	Bas: Y/Unfinished
Brkfst Rm:					LaundryRm:	6x5	M	L	N	Foundation: Basement
SunRoom:	20x12	M	T	Y						

Rooms: 11 Bt: 3

Floor#:

Unit Entry Level:

Levels: 2 1/2 Levels

Baths: 4

Parking:

Bas: Y/Unfinished

Foundation: Basement-Brick, CrawlBr

SqFt		FBHB
Upper:	1,538	Upper Bth: 1 1
Main:	1,959	Main Bth: 1 1
Approx M/U Total:	3,495	Bsmt Bth: 0 0
Basement:	200	Total: 2 2
Approx M/U & BSMNT:	3,695	
% Finished Basement:	0-25%	DOM: 27
Source: Assessor		CDOM: 27

Frplc: 1 / GasLog, LivingRoom

Gar: Y / 4CDTC / GROPN, STORG

Directions

SOUTH EAST STREET TO MCCARTY ST, EAST ON MCCARTY TO GREER ST, RIGHT ON MCCARTY TO HOME ON RIGHT

Property Description

3 SEPARATE LIVING AREAS IN THIS AMAZING HOME! WOW INSIDE! FROM THE TERRAZO TILE FLOORS IN THE SUNRM, TO THE BEAUTIFUL WOODWORK, CROWN MOLDING & BUILT-INS IN THE ORIGINAL HOUSE TO THE 3 STORY ADD-ON. QUALITY CRAFTSMANSHIP IN THE 4 TILED BATHS, KITCHEN & GREAT RM, 10FT CLNGS THRU-OUT & GLEAMING HRDWS. 4 ZONED HEATING & COOLING, NEWER ROOF, SURROUND, WET BAR GRANITE TOP, CEDAR LINED WALK-IN, 5X5 SHOWER PLUS WHIRLPOOL TUB ALL IN MASTER.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Currently being rented.

Description

Life Style: Detached

Arch Style: Historic

Exterior: WoodBrick

Master BR: FullShrStl, WhirlpTub, WalkInClos

Areas: ExerciseRm, FormallvRm, LaundryRm

Appl: Dishwasher, GrbgDispl, OIRGas, RangeHdFan, Refrigeratr, Washer

Porch: PatioOpen, PorchCovrd

Equip:SumpPump, SurrdSnd, WetBar

Eating Area: EatInKitch, FormalDR, KilUpdated, Pantry

Interior Amen: CellRaised, HrdwdFloor, WalkInClos, WetBar, WdWkStaind, WinTherml

Lot Info: Sidewalks, StormSewer, StrtLights, TreeMature

Exterior Amen: DrvAsphalt, FencePartl

Lot Size: 130x62

Acres: <1/4 Acre

of Acr: 0.09

Condo Description:

Utilities

Heating: DualSystem

Fuel: Gas

Primary Water Src:

MunWtrConn

Cooling: CentrlElec, CellPadFan

Water Htr: Gas

Primary Sewage Disp:

MunSwrConn

Utility Option:

Financial/Association Information

Poss Finng: Conventnl, FHA, ICON

Ownshp Int: None

Fee Pd:

Fee Amt:

Fee Includes:

Office Information

EARR01: Equity Advisers Realty

OP: 317-848-8774

OF: 317-708-4855

Fdbk Email: harvey@earhomes.com

LAgt: 23851: Harvey Polokoff

Pref: 317-848-8774

PF: 317-708-4855

Show: 317-955-5555

Fdbk: 317-414-5855

Team Name:

Hm: 317-414-5855

Ofc Ext: 1001

Cell: 317-414-5855

VM:

CoAgt/Asst:

Pref:

Type: Exclusive Right to Sell

Dir:

Toll:

Con1:

Poss: AIClosing

Var: N

Pager:

Con2:

Auction Lic#:

LD: 01/03/2014

BAC: %3.5

Disc:

Disc Other: DEFNN

XD: 07/01/2014

Entry Date: 01/08/2014

Insp/Warr: Not Applicable

Dir Solicit: N Show: Y 01/09/14

WD:

Chg Date: 03/06/2014

Pending/Sold Information

SA: 29211 Mark Crouch

SO: IDRE01 Indpls. Downtown Real Estate

Sold Terms: Cash

DP: 01/30/2014

CC/Buyers Asst: \$0

Est DC: 03/05/14

SD: 0

DC: 03/05/2014

Requested by: Trinity Hart

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2014

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